



SAN FRANCISCO PLANNING DEPARTMENT

Executive Summary Conditional Use

HEARING DATE: JUNE 2, 2011

Date: May 26, 2011
Case No.: **2011.0241C**
Project Address: **663 HAIGHT STREET**
Zoning: NC-1 (Neighborhood Commercial, Cluster)
40-X Height and Bulk District
Block/Lot: 0861/075
Project Sponsor: Michael Katz
663 Haight Street
San Francisco, CA 94117
Staff Contact: Christine Lamorena – (415) 575-9085
christine.lamorena@sfgov.org
Recommendation: **Approval with Conditions**

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PROJECT DESCRIPTION

The proposal is a request for Conditional Use Authorization under Planning Code Sections 145.2, 303, and 710.24 to amend the Conditions of Approval attached to Planning Commission Motion No. 16327 (Case No. 2001.0914C) to allow the addition of an outdoor activity area (outdoor dining patio) to an existing full-service restaurant (d.b.a. Katz) located within the rear yard of a two-story mixed-use building within the NC-1 (Neighborhood Commercial, Cluster) Zoning District and 40-X Height and Bulk District. The project includes adding an outdoor dining area with tables and chairs to accommodate up to 12 restaurant patrons on an approximately 380 square foot patio within the rear yard of the restaurant.

The existing rear yard surrounding the patio is heavily landscaped with trees, bushes, plants and a property line fence of approximately 6 feet in height. The patio is set back approximately 15 feet from the eastern property line, 3 to 8 feet from the northern property line, and 6 to 9 feet from the southern property line.

The proposed outdoor activity area would be open from 9:00 a.m. to 8:00 p.m. and no new outdoor lighting is proposed. The existing restaurant is open from 7:00 a.m. to 10:00 p.m. seven days a week.

In 2001, Conditional Use Authorization was granted by the Planning Commission (Case No. 2001.0914C) to establish the full-service restaurant in the NC-1 Zoning District located within ¼ mile of the Upper Market NCD which requires Planning Commission authorization.

Conditions of Approval attached to the 2001 Conditional Use Authorization that allowed the establishment of the restaurant required that restaurant services be restricted to indoors only and that outdoor portions of the subject property were to be inaccessible to restaurant patrons (see attached copy of 2001 Conditions of Approval).

If the subject Conditional Use Authorization is approved, the Conditions of Approval attached to Planning Commission Motion No. 16327 will be superseded by the amended Conditions of Approval (see Exhibit A attached to the Draft Motion).

There is an open Code Enforcement case (Complaint ID No. 6524) for violating Conditions of Approval (Motion No. 16327) attached to the 2001 Conditional Use Authorization with respect to outdoor activity use, hours of operation and odor/garbage. The granting of this Conditional Use application would address the outdoor activity violation. The Project Sponsor will need to abate the violation prior to the approval of any Building Permit Application.

SITE DESCRIPTION AND PRESENT USE

The project site is located on the south side of Haight Street between Pierce and Steiner Streets on Assessor's Block and Lot 0861/075. The project site is located within the NC-1 (Neighborhood Commercial, Cluster) Zoning District and 40-X Height and Bulk District and is approximately 2,812.50 square feet (25 feet wide by 112.50 feet deep) in size. The existing two-story building is occupied by the full-service restaurant of approximately 1,375 square feet with 27 seats for patrons on the ground floor with one dwelling unit on the second floor.

SURROUNDING PROPERTIES AND NEIGHBORHOOD

The project site is located within the southern portion of the Western Addition in the Lower Haight neighborhood. The majority of the surrounding development consists of one-to-three story commercial, residential and mixed-use buildings within this portion of the NC-1 Zoning District. Generally, the commercial establishments characterizing this portion of Haight Street include a mixture of restaurants, a bar, a grocery store, a personal service establishment and other neighborhood-serving commercial uses. On Pierce and Steiner Streets, running east and west of the project site, there are primarily three-to-four story residential and mixed-use buildings within the NC-2 (Neighborhood Commercial, Small-Scale), RM-1 (Residential, Mixed, Moderate Density) and RH-3 (Residential, House, Three-Family) Zoning Districts.

The property immediately adjacent to the west at 667-669 Haight Street is a three story residential building containing two residential units. The property immediately adjacent to the east at 655-659 Haight Street is a three story mixed-use building containing five residential units and commercial space on the ground floor.

ENVIRONMENTAL REVIEW

The Project is exempt from the California Environmental Quality Act ("CEQA") as a Class 1 categorical exemption.

HEARING NOTIFICATION

TYPE	REQUIRED PERIOD	REQUIRED NOTICE DATE	ACTUAL NOTICE DATE	ACTUAL PERIOD
Classified News Ad	20 days	May 12, 2011	May 12, 2011	20 days
Posted Notice	20 days	May 12, 2011	May 12, 2011	20 days
Mailed Notice	10 days	May 12, 2011	May 12, 2011	20 days

The proposal requires a Section 312-neighborhood notification, which was conducted in conjunction with the Conditional Use Authorization notification process.

PUBLIC COMMENT

- The Project Sponsor has submitted approximately 400 signatures in support of the project collected from neighbors and restaurant patrons.
- As of May 26, 2011, the Department has received one phone call and email from a nearby neighbor concerned with potential noise resulting from the outdoor activity use and requesting additional information about the 2001 Conditional Use Authorization that established the full-service restaurant.

ISSUES AND OTHER CONSIDERATIONS

- The existing full-service restaurant is family-owned and was opened in 2004. In addition to this location, there are two other locations and operated by the Project Sponsor. These two locations are at 606 Mission Street between 2nd and Montgomery Streets and at 3147 16th Street between Guerrero and Albion Streets.
- The Project Sponsor has indicated that the full-service restaurant would be the only food establishment to provide outdoor dining options in the immediate neighborhood. He believes that the addition of the outdoor seating will enhance the business and draw patrons to the area, benefiting other nearby commercial establishments. The restaurant currently has 27 indoor seats and proposes to add 12 outdoor seats for a total of 39 seats.
- The Project Sponsor has also indicated that no additional construction would take place considering that the rear yard is already heavily landscaped and paved. Only moveable tables and chairs would be added to the space.
- Existing traffic patterns will not be significantly affected by the proposed project. There is on-street parking in front of the subject property in the surrounding neighborhood. In addition, the project site is well served by transit. Haight Street is served by three MUNI bus lines 6, 71, 71L with nearby stops for MUNI bus lines 22 and 24.

REQUIRED COMMISSION ACTION

In order for the project to proceed, the Commission must grant Conditional Use Authorization pursuant to Planning Code Sections 145.2, 303, and 710.24 to amend the Conditions of Approval attached to Planning Commission Motion No. 16327 to allow an outdoor activity area in the NC-1 Zoning District. The amended Conditions of Approval will supersede the Conditions of Approval attached to Motion No. 16327.

BASIS FOR RECOMMENDATION

- The project is complimentary to the existing restaurant and will not significantly disturb the privacy or affect the livability of surrounding residences since the existing rear yard is heavily landscaped and surrounded by a property line fence, the perimeter of the proposed outdoor activity area is set back from the side and rear property lines, the hours of operation of the outdoor activity area would be from 9:00 a.m. to 8:00 p.m., and there will be a maximum of 12 outdoor seats for patron use.
- The project would improve the economic diversity of the neighborhood by enhancing an existing business in the area.
- The subject restaurant is a neighborhood serving use which residents and patrons can access by walking or taking public transit.
- The neighborhood is well served by transit; therefore a modest increase in the number of customers should not impact traffic.
- The project promotes small-business ownership.
- The project meets all applicable requirements of the Planning Code.
- The project is compatible with the surrounding neighborhood.
- The business is not a Formula Retail use and serves the immediate neighborhood.

RECOMMENDATION: Approval with Conditions
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Attachments:

Parcel Map
Sanborn Map
Zoning Map
Aerial Photograph
Site Photographs
Conditions of Approval (Motion No. 16327)
Reduced Plans

Attachment Checklist

- | | |
|---|---|
| <input checked="" type="checkbox"/> Executive Summary | <input checked="" type="checkbox"/> Project sponsor submittal |
| <input checked="" type="checkbox"/> Draft Motion | Drawings: <u>Existing Conditions</u> |
| <input type="checkbox"/> Environmental Determination | <input checked="" type="checkbox"/> Check for legibility |
| <input checked="" type="checkbox"/> Zoning District Map | Drawings: <u>Proposed Project</u> |
| <input checked="" type="checkbox"/> Height & Bulk Map | <input checked="" type="checkbox"/> Check for legibility |
| <input checked="" type="checkbox"/> Parcel Map | <input type="checkbox"/> Health Dept. review of RF levels |
| <input checked="" type="checkbox"/> Sanborn Map | <input type="checkbox"/> RF Report |
| <input checked="" type="checkbox"/> Aerial Photo | <input type="checkbox"/> Community Meeting Notice |
| <input checked="" type="checkbox"/> Context Photos | <input type="checkbox"/> Inclusionary Affordable Housing Program:
Affidavit for Compliance |
| <input checked="" type="checkbox"/> Site Photos | |

Exhibits above marked with an "X" are included in this packet

Planner's Initials

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SAN FRANCISCO PLANNING DEPARTMENT

Subject to: (Select only if applicable)

- | | |
|--|--|
| <input type="checkbox"/> Affordable Housing (Sec. 415) | <input type="checkbox"/> First Source Hiring (Admin. Code) |
| <input type="checkbox"/> Jobs Housing Linkage Program (Sec. 413) | <input type="checkbox"/> Child Care Requirement (Sec. 414) |
| <input type="checkbox"/> Downtown Park Fee (Sec. 412) | <input type="checkbox"/> Other |

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Planning Commission Draft Motion

HEARING DATE: JUNE 2, 2011

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ADOPTING FINDINGS RELATING TO THE APPROVAL OF CONDITIONAL USE AUTHORIZATION PURSUANT TO SECTIONS 145.2, 303, AND 710.24 OF THE PLANNING CODE TO AMEND THE CONDITIONS OF APPROVAL ATTACHED TO PLANNING COMMISSION MOTION NO. 16327 (CASE NO. 2001.0914C) TO ALLOW THE ADDITION OF AN OUTDOOR ACTIVITY AREA (OUTDOOR DINING PATIO) TO AN EXISTING FULL-SERVICE RESTAURANT (D.B.A. KATZ) LOCATED WITHIN THE REAR YARD OF A TWO-STORY MIXED-USE BUILDING WITHIN THE NC-1 (NEIGHBORHOOD COMMERCIAL, CLUSTER) ZONING DISTRICT AND 40-X HEIGHT AND BULK DISTRICT. THE AMENDED CONDITIONS OF APPROVAL WILL SUPERSEDE THE CONDITIONS OF APPROVAL ATTACHED TO MOTION NO. 16327.

PREAMBLE

On September 18, 2001 Roddy Creedon, Architect, for Paul Langley filed an application with the Planning Department (hereinafter "Department") for Conditional Use Authorization under Planning Code Section 710.42 to allow the establishment of a full-service restaurant of approximately 1,375 square feet located within a ¼ mile of the Upper Market Neighborhood Commercial District, Lot 027 in Assessor's Block 0861, in the NC-1 (Neighborhood Commercial, Cluster) Zoning District and 40-X Height and Bulk District.

On January 10, 2002 the San Francisco Planning Commission (hereinafter "Commission") conducted a duly noticed public hearing at a regularly scheduled meeting on Conditional Use Application No. 2001.0914C at which time the Commission reviewed and discussed the findings prepared for its review by Department staff.

The 2001 Conditional Use Application was determined by the Department to be categorically exempt from the environmental review process pursuant to Title 14 of the California Administrative Code and the Commission reviewed and concurred with the determination.

Having reviewed the record, submissions by all parties, testimony presented at the public hearing, and all other written materials on January 10, 2002, the Commission approved Conditional Use Application No. 2001.0914C and adopted Conditions of Approval (Motion No. 16327) to allow the establishment of a full-service restaurant.

On March 15, 2011 Michael Katz (hereinafter "Project Sponsor") filed an application with the Department for Conditional Use Authorization under Planning Code Sections 145.2, 303, and 710.24 to amend Conditions of Approval attached to Planning Commission Motion No. 16327 (Case No. 2001.0914C) to allow the addition of an outdoor activity area (outdoor dining patio) to an existing full-service restaurant (d.b.a. Katz) located within the rear yard of a two-story mixed-use building within the NC-1 (Neighborhood Commercial, Cluster) Zoning District and 40-X Height and Bulk District.

On June 2, 2011, the Commission conducted a duly noticed public hearing at a regularly scheduled meeting on Conditional Use Application No. 2011.0241C.

The Project is exempt from the California Environmental Quality Act ("CEQA") as a Class 1 categorical exemption.

The Commission has heard and considered the testimony presented to it at the public hearing and has further considered written materials and oral testimony presented on behalf of the Applicant, Department staff, and other interested parties.

MOVED, that the Commission hereby incorporates the findings of Conditional Use Application Case No. 2001.0914C, amends the Conditions of Approval (Motion No. 16327) as attached and stamped "EXHIBIT B" and authorizes the Conditional Use requested in Application No. 2011.0241C, subject to the conditions contained in "EXHIBIT A" of this Motion (which supersedes the Conditions of Approval attached to Motion No. 16327), based on the following findings:

FINDINGS

Having reviewed the materials identified in the preamble above, and having heard all testimony and arguments, this Commission finds, concludes, and determines as follows:

1. The above recitals are accurate and constitute findings of this Commission.

2. **Site Description and Present Use.** The project site is located on the south side of Haight Street between Pierce and Steiner Streets on Assessor's Block and Lot 0861/075. The project site is located within the NC-1 (Neighborhood Commercial, Cluster) Zoning District and 40-X Height and Bulk District and is approximately 2,812.50 square feet (25 feet wide by 112.50 feet deep) in size. The existing two-story building is occupied by the full-service restaurant of approximately 1,140 square feet with 27 seats for patrons on the ground floor with one dwelling unit on the second floor.
3. **Surrounding Properties and Neighborhood.** The project site is located within the southern portion of the Western Addition in the Lower Haight neighborhood. The majority of the surrounding development consists of one-to-three story commercial, residential and mixed-use buildings within this portion of the NC-1 Zoning District. Generally, the commercial establishments characterizing this portion of Haight Street include a mixture of restaurants, a bar, a grocery store, a personal service establishment and other neighborhood-serving commercial uses. On Pierce and Steiner Streets, running east and west of the project site, there are primarily three-to-four story residential and mixed-use buildings within the NC-2 (Neighborhood Commercial, Small-Scale), RM-1 (Residential, Mixed, Moderate Density) and RH-3 (Residential, House, Three-Family) Zoning Districts.

The property immediately adjacent to the west at 667-669 Haight Street is a three story residential building containing two residential units. The property immediately adjacent to the east at 655-659 Haight Street is a three story mixed-use building containing five residential units and commercial space on the ground floor.

4. **Project Description.** The proposal is a request for Conditional Use Authorization under Planning Code Sections 145.2, 303, and 710.24 to amend the Conditions of Approval attached to Planning Commission Motion No. 16327 (Case No. 2001.0914C) to allow the addition of an outdoor activity area (outdoor dining patio) to an existing full-service restaurant (d.b.a. Katz) located within the rear yard of a two-story mixed-use building within the NC-1 (Neighborhood Commercial, Cluster) Zoning District and 40-X Height and Bulk District. The project includes adding an outdoor dining area with tables and chairs to accommodate up to 12 restaurant patrons on an approximately 380 square foot patio within the rear yard of the restaurant.

The existing rear yard surrounding the patio is heavily landscaped with trees, bushes, plants and a property line fence of approximately 6 feet in height. The patio is set back approximately 15 feet from the eastern property line, 3 to 8 feet from the northern property line, and 6 to 9 feet from the southern property line.

The proposed outdoor activity area would be open from 9:00 a.m. to 8:00 p.m. and no new outdoor lighting is proposed. The existing restaurant is open from 7:00 a.m. to 10:00 p.m. seven days a week.

In 2001, Conditional Use Authorization was granted by the Planning Commission (Case No. 2001.0914C) to establish the full-service restaurant in the NC-1 Zoning District located within ¼ mile of the Upper Market NCD which requires Planning Commission authorization.

Conditions of Approval attached to the 2001 Conditional Use Authorization that allowed the establishment of the restaurant required that restaurant services be restricted to indoors only and that outdoor portions of the subject property were to be inaccessible to restaurant patrons (see attached copy of 2001 Conditions of Approval).

There is an open Code Enforcement case (Complaint ID No. 6524) for violating Conditions of Approval (Motion No. 16327) attached to the 2001 Conditional Use Authorization with respect to outdoor activity use, hours of operation and odor/garbage. The granting of this Conditional Use application would address the outdoor activity violation. The Project Sponsor will need to abate the violation prior to the approval of any Building Permit Application.

5. **Issues and Other Considerations.**

- A. The existing full-service restaurant is family-owned and was opened in 2004. In addition to this location, there are two other locations and operated by the Project Sponsor. These two locations are at 606 Mission Street between 2nd and Montgomery Streets and at 3147 16th Street between Guerrero and Albion Streets.
- B. The Project Sponsor has indicated that the full-service restaurant would be the only food establishment to provide outdoor dining options in the neighborhood. He believes that the addition of the outdoor seating will enhance the business and draw patrons to the area, benefiting other nearby commercial establishments. The restaurant currently has 27 indoor seats and proposes to add 12 outdoor seats for a total of 39 seats.
- C. The Project Sponsor has also indicated that no additional construction would take place considering that the rear yard is already heavily landscaped and paved. Only moveable tables and chairs would be added to the space.
- D. Existing traffic patterns will not be significantly affected by the proposed project. There is on-street parking in front of the subject property in the surrounding neighborhood. In addition, the project site well served by transit. Haight Street is served by three MUNI bus lines 6, 71, 71L with nearby stops for MUNI bus lines 22 and 24.

6. **Public Comment.** The Project Sponsor has submitted approximately 400 signatures in support of the project collected from neighbors and restaurant patrons.

As of May 26, 2011, the Department has received one phone call and an email from a nearby neighbor concerned with potential noise impacts resulting from the outdoor activity use and

requesting additional information about the 2001 Conditional Use Authorization that established the full-service restaurant.

7. **Use District.** The project site is within the NC-1 (Neighborhood Commercial, Cluster) Zoning District. NC-1 Districts intend to serve as local neighborhood shopping districts, providing convenience retail goods and services for the immediately surrounding neighborhoods primarily during daytime hours.

These NC-1 Districts are characterized by their location in residential neighborhoods, often in outlying areas of the City. The commercial intensity of these districts varies. Many of these districts have the lowest intensity of commercial development in the City, generally consisting of small clusters with three or more commercial establishments, commonly grouped around a corner; and in some cases short linear commercial strips with low-scale, interspersed mixed-use (residential-commercial) development.

Building controls for the NC-1 District promote low-intensity development which is compatible with the existing scale and character of these neighborhood areas. Commercial development is limited to one story. Rear yard requirements at all levels preserve existing backyard space.

NC-1 commercial use provisions encourage the full range of neighborhood-serving convenience retail sales and services at the first story provided that the use size generally is limited to 3,000 square feet. However, commercial uses and features which could impact residential livability are prohibited, such as auto uses, financial services, general advertising signs, drive-up facilities, hotels, and late-night activity; eating and drinking establishments are restricted, depending upon the intensity of such uses in nearby commercial districts.

Housing development in new buildings is encouraged above the ground story in most districts. Existing residential units are protected by prohibitions of conversions above the ground story and limitations on demolitions.

8. **Planning Code Compliance:** The Commission finds that the Project is consistent with the relevant provisions of the Planning Code in the following manner:
 - A. **Full-service Restaurant.** Planning Code Section 710.42 permits a full-service restaurant if the subject property is located more than ¼ mile from any Neighborhood Commercial District or Restricted Use Subdistrict. In cases where the subject property is within ¼ mile of another Neighborhood Commercial District, the use is established with the more restrictive control.

In 2001, Conditional Use Authorization was granted by the Planning Commission (Case No. 2001.0914C) to establish the full-service restaurant in the NC-1 Zoning District located within ¼ mile of the Upper Market NCD which requires Planning Commission authorization.

- B. **Outdoor Activity Area.** Planning Code Section 710.24 states that a Conditional Use Authorization is required to establish an Outdoor Activity Area, as defined by Planning Code Section 790.70.

The Project Sponsor intends to establish an outdoor activity area (dining patio) pursuant to Planning Code Section 710.24. The proposal includes an outdoor dining area with tables and chairs to accommodate 12 restaurant patrons located in the rear yard area of the property.

- C. **Rear Yard.** Planning Code Section 134 states that rear yards shall be provided at grade level and at each succeeding level or story of the building.

The rear yard meets the Planning Code requirement. Planning Code Section 710.24 allows for this rear yard to be used for outdoor activity as long as Conditional Use Authorization is granted by the Planning Commission.

- D. **Hours of Operation.** Planning Code Section 710.27 allows hours of operation from 6 a.m. until 2 a.m. as of right and requires Conditional Use Authorization to operate between the hours of 2 a.m. and 6 a.m.

The proposed outdoor activity area will be open from 9:00 a.m. to 8:00 p.m. and no new outdoor lighting is proposed. The existing restaurant is open from 7:00 a.m. to 10:00 p.m. seven days a week.

9. **Planning Code Section 145.2** establishes criteria for the Planning Commission to consider when reviewing applications for Outdoor Activity Areas in Neighborhood Commercial Districts that are not contiguous to the front property line.

- A. The nature of the activity operated in the outdoor activity area is compatible to surrounding uses.

The proposed project is located within the NC-1 Zoning District, a district that encourages ground floor commercial activity. Although the rear yard of the restaurant abuts rear yards of residential properties, the perimeter of the proposed outdoor activity area is set back from the side and rear property lines and is enclosed by a rear yard that is heavily landscaped with a 6-foot tall property line fence. In addition, the Project Sponsor has indicated that providing an outdoor dining area in the NC-1 District will enhance their business and draw patrons to the area, benefiting other nearby commercial establishments.

- B. The operation and design of the outdoor activity area does not significantly disturb the privacy or affect the livability of adjoining or surrounding residences.

The operation and design of the outdoor activity area is such that its use will not significantly disturb the privacy of or affect the livability of nearby residents for the following reasons: (1) the existing rear yard is heavily landscaped and surrounded by a 6-foot tall property line fence; (2) the perimeter of the

proposed outdoor activity area is set back from the side and rear property lines; (3) the hours of operation of the outdoor activity area are limited to only daylight hours between 9:00 a.m. and 8:00 p.m.; (4) no new outdoor lighting is proposed; (5) only tables and 12 seats will be provided for patron use; and (6) the Project Sponsor has indicated that he and the employees will monitor the rear yard for noise control.

- C. The hours of operation of the activity in the outdoor activity area are limited so that the activity does not disturb the viability of surrounding uses.

While the hours of operation for the full-service restaurant are from 7 a.m. to 10 p.m. seven days a week, the Project Sponsor has indicated that the proposed hours of operation of the outdoor activity area will be limited to 9 a.m. to 8 p.m.

10. **Planning Code Section 303** establishes criteria for the Planning Commission to consider when reviewing applications for Conditional Use approval. On balance, the project does comply with said criteria in that:

- D. The proposed new uses and building, at the size and intensity contemplated and at the proposed location, will provide a development that is necessary or desirable, and compatible with, the neighborhood or the community.

No tenant improvements are proposed to the existing full-service restaurant ground floor commercial space. In addition, no changes will be made to the existing building envelope. The proposal involves the addition of an outdoor dining area with tables and chairs located on the existing rear patio.

- E. The proposed project will not be detrimental to the health, safety, convenience or general welfare of persons residing or working in the vicinity. There are no features of the project that could be detrimental to the health, safety or convenience of those residing or working the area, in that:

- i. Nature of proposed site, including its size and shape, and the proposed size, shape and arrangement of structures;

The height and bulk of the existing building will remain the same and the project will not alter the existing appearance or character of the project vicinity. The project will not affect the building envelope, yet the inclusion of outside seating will alter the use of the property.

- ii. The accessibility and traffic patterns for persons and vehicles, the type and volume of such traffic, and the adequacy of proposed off-street parking and loading;

Existing traffic patterns will not be significantly affected by the proposed project. There is on-street parking in front of the subject property in the surrounding neighborhood. In addition, the

project site well served by transit. Haight Street is served by three MUNI bus lines 6, 71, 71L with nearby stops for MUNI bus lines 22 and 24.

- iii. The safeguards afforded to prevent noxious or offensive emissions such as noise, glare, dust and odor;

No significant noxious or offensive emissions such as glare, dust, or odor are expected to be produced by the proposed project. With regard to noise, the Project Sponsor has indicated that he and the employees will monitor the rear yard for noise control.

- iv. Treatment given, as appropriate, to such aspects as landscaping, screening, open spaces, parking and loading areas, service areas, lighting and signs;

The proposed project does not propose any tenant improvements. There will be no addition of parking spaces, loading facilities, open space or service areas. All signage and projections will be consistent with the controls of the Planning Code.

- F. That the use as proposed will comply with the applicable provisions of the Planning Code and will not adversely affect the General Plan.

The Project complies with all relevant requirements and standards of the Planning Code and is consistent with objectives and policies of the General Plan as detailed below.

- G. That the use as proposed would provide development that is in conformity with the purpose of the applicable Neighborhood Commercial District.

The proposed project is consistent with the stated purposes of NC-1 Districts in that the intended use is located at the rear yard of the ground floor and will enhance an existing neighborhood-serving business.

- 11. **General Plan Compliance.** The Project is, on balance, consistent with the following Objectives and Policies of the General Plan:

NEIGHBORHOOD COMMERCE

Objectives and Policies

OBJECTIVE 1:

MANAGE ECONOMIC GROWTH AND CHANGE TO ENSURE ENHANCEMENT OF THE TOTAL CITY LIVING AND WORKING ENVIRONMENT.

Policy 1.1:

Encourage development which provides substantial net benefits and minimizes undesirable consequences. Discourage development that has substantial undesirable consequences that cannot be mitigated.

Policy 1.2:

Assure that all commercial and industrial uses meet minimum, reasonable performance standards.

Policy 1.3:

Locate commercial and industrial activities according to a generalized commercial and industrial land use plan.

The existing full-service restaurant is compatible with and complementary to the types of uses characterizing this NC-1 Zoning District, which includes a mixture of restaurants, a bar, a grocery store, a personal service establishment and other neighborhood-serving commercial uses. The proposed use to add an outdoor activity area to enhance the existing full-service restaurant would be consistent with the commercial land use plan.

OBJECTIVE 2:

MAINTAIN AND ENHANCE A SOUND AND DIVERSE ECONOMIC BASE AND FISCAL STRUCTURE FOR THE CITY.

Policy 2.1:

Seek to retain existing commercial and industrial activity and to attract new such activity to the City.

The project will retain an existing commercial activity and will enhance the diverse economic base of the City.

OBJECTIVE 6:

MAINTAIN AND STRENGTHEN VIABLE NEIGHBORHOOD COMMERCIAL AREAS EASILY ACCESSIBLE TO CITY RESIDENTS.

Policy 6.1:

Ensure and encourage the retention and provision of neighborhood-serving goods and services in the city's neighborhood commercial districts, while recognizing and encouraging diversity among the districts.

No commercial tenant would be displaced and the project would not prevent the district from achieving optimal diversity in the types of goods and services available in the neighborhood.

Policy 6.2:

Promote economically vital neighborhood commercial districts which foster small business enterprises and entrepreneurship and which are responsive to the economic and technological innovation in the marketplace and society.

An independent entrepreneur is sponsoring the proposal. The proposed use is a neighborhood serving use. This is not a Formula Retail use.

12. **Planning Code Section 101.1(b)** establishes eight priority-planning policies and requires review of permits for consistency with said policies. On balance, the project does comply with said policies in that:

A. That existing neighborhood-serving retail uses be preserved and enhanced and future opportunities for resident employment in and ownership of such businesses be enhanced.

The proposed project will preserve and enhance existing neighborhood-serving retail uses by continuing to occupy a commercial space and diversifying the type of commercial establishments within the immediate neighborhood.

B. That existing housing and neighborhood character be conserved and protected in order to preserve the cultural and economic diversity of our neighborhoods.

The existing residential units in the surrounding neighborhood would not be adversely affected. The outdoor dining area will only be used during daylight hours and not into the evening in order to respect nearby residences.

C. That the City's supply of affordable housing be preserved and enhanced,

No housing is removed for this project.

D. That commuter traffic not impede MUNI transit service or overburden our streets or neighborhood parking.

The proposed project would not significantly increase automobile traffic congestion or parking. The site is on Haight Street and is well served by transit. Haight Street is served by three MUNI bus lines 6, 71, 71L with nearby stops for MUNI bus lines 22 and 24.

E. That a diverse economic base be maintained by protecting our industrial and service sectors from displacement due to commercial office development, and that future opportunities for resident employment and ownership in these sectors be enhanced.

The Project will not displace any service or industry establishment. The project will not affect industrial or service sector uses or related employment opportunities. Ownership of industrial or service sector businesses will not be affected by this project.

- F. That the City achieve the greatest possible preparedness to protect against injury and loss of life in an earthquake.

The Project is designed and will be constructed to conform to the structural and seismic safety requirements of the City Building Code. This proposal will not impact the property's ability to withstand an earthquake.

- G. That landmarks and historic buildings be preserved.

A landmark or historic building does not occupy the project site.

- H. That our parks and open space and their access to sunlight and vistas be protected from development.

The project will have no negative impact on existing parks and open spaces. The Project does not have an impact on open spaces.

13. The Project is consistent with and would promote the general and specific purposes of the Code provided under Section 101.1(b) in that, as designed, the Project would contribute to the character and stability of the neighborhood and would constitute a beneficial development.
14. The Commission hereby finds that approval of the Conditional Use Authorization would promote the health, safety and welfare of the City.

DECISION

That based upon the Record, the submissions by the Applicant, the staff of the Department and other interested parties, the oral testimony presented to this Commission at the public hearings, and all other written materials submitted by all parties, the Commission hereby **APPROVES Conditional Use Application No. 2011.0241C** subject to the following conditions attached hereto as "EXHIBIT A" which supersede the Conditions of Approval (Motion No. 16327) attached and stamped hereto as "EXHIBIT B" in general conformance with plans on file, dated June 2, 2011, and stamped "EXHIBIT C", which is incorporated herein by reference as though fully set forth.

APPEAL AND EFFECTIVE DATE OF MOTION: Any aggrieved person may appeal this Conditional Use Authorization to the Board of Supervisors within thirty (30) days after the date of this Motion No. XXXXX. The effective date of this Motion shall be the date of this Motion if not appealed (After the 30-day period has expired) OR the date of the decision of the Board of Supervisors if appealed to the Board of Supervisors. For further information, please contact the Board of Supervisors at (415) 554-5184, City Hall, Room 244, 1 Dr. Carlton B. Goodlett Place, San Francisco, CA 94102.

I hereby certify that the Planning Commission ADOPTED the foregoing Motion on June 2, 2011

Linda D. Avery
Commission Secretary

AYES:

NAYS:

ABSENT:

ADOPTED: June 2, 2011

EXHIBIT A

AUTHORIZATION

This authorization is for a Conditional Use to amend Conditions of Approval attached to Planning Commission Motion No. 16327 (Case No. 2001.0914C) by adding an outdoor activity area (outdoor dining patio) to an existing full-service restaurant (d.b.a. Katz) located within the rear yard of a two-story mixed-use building pursuant to Planning Code Sections 145.2, 303, and 710.24 within the NC-1 (Neighborhood Commercial, Cluster) Zoning District and 40-X Height and Bulk District; in general conformance with plans, dated March 15, 2011, and stamped "EXHIBIT C" included in the docket for Case No. 2011.0241C and subject to conditions of approval reviewed and approved by the Commission on June 2, 2011 under Motion No XXXXXX. This authorization and the conditions contained herein run with the property and not with a particular Project Sponsor, business, or operator.

RECORDATION OF CONDITIONS OF APPROVAL

Prior to the issuance of the building permit or commencement of use for the Project the Zoning Administrator shall approve and order the recordation of a Notice in the Official Records of the Recorder of the City and County of San Francisco for the subject property. This Notice shall state that the project is subject to the conditions of approval contained herein and reviewed and approved by the Planning Commission on June 2, 2011 under Motion No XXXXXX.

PRINTING OF CONDITIONS OF APPROVAL ON PLANS

The conditions of approval under the 'Exhibit A' of this Planning Commission Motion No. XXXXXX shall be reproduced on the Index Sheet of construction plans submitted with the site or building permit application for the Project. The Index Sheet of the construction plans shall reference to the Conditional Use Authorization and any subsequent amendments or modifications.

SEVERABILITY

The Project shall comply with all applicable City codes and requirements. If any clause, sentence, section or any part of these conditions of approval is for any reason held to be invalid, such invalidity shall not affect or impair other remaining clauses, sentences, or sections of these conditions. This decision conveys no right to construct, or to receive a building permit. "Project Sponsor" shall include any subsequent responsible party.

CHANGES AND MODIFICATIONS

Changes to the approved plans may be approved administratively by the Zoning Administrator. Significant changes and modifications of conditions shall require Planning Commission approval of a new Conditional Use Authorization.

Conditions of Approval, Compliance, Monitoring, and Reporting

PERFORMANCE

1. **Validity and Expiration.** The authorization and right vested by virtue of this action is valid for three years from the effective date of the Motion. A building permit from the Department of Building Inspection to construct the project and/or commence the approved use must be issued as this Conditional Use Authorization is only an approval of the proposed project and conveys no independent right to construct the project or to commence the approved use. The Planning Commission may, in a public hearing, consider the revocation of the approvals granted if a site or building permit has not been obtained within three (3) years of the date of the Motion approving the Project. Once a site or building permit has been issued, construction must commence within the timeframe required by the Department of Building Inspection and be continued diligently to completion. The Commission may also consider revoking the approvals if a permit for the Project has been issued but is allowed to expire and more than three (3) years have passed since the Motion was approved.

For information about compliance, contact Code Enforcement, Planning Department at 415-575-6863, www.sf-planning.org

2. **Extension.** This authorization may be extended at the discretion of the Zoning Administrator only where failure to issue a permit by the Department of Building Inspection to perform said tenant improvements is caused by a delay by a local, State or Federal agency or by any appeal of the issuance of such permit(s).

For information about compliance, contact Code Enforcement, Planning Department at 415-575-6863, www.sf-planning.org

MONITORING - AFTER ENTITLEMENT

3. **Enforcement.** Violation of any of the Planning Department conditions of approval contained in this Motion or of any other provisions of Planning Code applicable to this Project shall be subject to the enforcement procedures and administrative penalties set forth under Planning Code Section 176 or Section 176.1. The Planning Department may also refer the violation complaints to other city departments and agencies for appropriate enforcement action under their jurisdiction.

For information about compliance, contact Code Enforcement, Planning Department at 415-575-6863, www.sf-planning.org

4. **Monitoring.** The Project requires monitoring of the conditions of approval in this Motion. The Project Sponsor or the subsequent responsible parties for the Project shall pay fees as established under Planning Code Section 351(e) (1) and work with the Planning Department for information about compliance.

For information about compliance, contact Code Enforcement, Planning Department at 415-575-6863, www.sf-planning.org

5. **Revocation due to Violation of Conditions.** Should implementation of this Project result in complaints from interested property owners, residents, or commercial lessees which are not resolved by the Project Sponsor and found to be in violation of the Planning Code and/or the specific conditions of approval for the Project as set forth in Exhibit A of this Motion, the Zoning Administrator shall refer such complaints to the Commission, after which it may hold a public hearing on the matter to consider revocation of this authorization.
For information about compliance, contact Code Enforcement, Planning Department at 415-575-6863, www.sf-planning.org

OPERATION

6. **Garbage, Recycling, and Composting Receptacles.** Garbage, recycling, and compost containers shall be kept within the premises and hidden from public view, and placed outside only when being serviced by the disposal company. Trash shall be contained and disposed of pursuant to garbage and recycling receptacles guidelines set forth by the Department of Public Works.
For information about compliance, contact Bureau of Street Use and Mapping, Department of Public Works at 415-554-5810, <http://sfdpw.org>
7. **Sidewalk Maintenance.** The Project Sponsor shall maintain the main entrance to the building and all sidewalks abutting the subject property in a clean and sanitary condition in compliance with the Department of Public Works Streets and Sidewalk Maintenance Standards. *For information about compliance, contact Bureau of Street Use and Mapping, Department of Public Works, 415-695-2017, <http://sfdpw.org>*
8. **Noise Control.** The premises shall be adequately soundproofed or insulated for noise and operated so that incidental noise shall not be audible beyond the premises or in other sections of the building and fixed-source equipment noise shall not exceed the decibel levels specified in the San Francisco Noise Control Ordinance.
For information about compliance with the fixed mechanical objects such as rooftop air conditioning, restaurant ventilation systems, and motors and compressors with acceptable noise levels, contact the Environmental Health Section, Department of Public Health at (415) 252-3800, www.sfdph.org
For information about compliance with the construction noise, contact the Department of Building Inspection, 415-558-6570, www.sfdbi.org
For information about compliance with the amplified sound including music and television contact the Police Department at 415-553-1012 or 415-5530123, www.sf-police.org
9. **Odor Control.** While it is inevitable that some low level of odor may be detectable to nearby residents and passersby, appropriate odor control equipment shall be installed in conformance with the approved plans and maintained to prevent any significant noxious or offensive odors from escaping the premises.
For information about compliance with odor or other chemical air pollutants standards, contact the Bay Area Air Quality Management District, (BAAQMD), 1-800-334-ODOR (6367), www.baaqmd.gov and Code Enforcement, Planning Department at 415-575-6863, www.sf-planning.org

10. **Community Liaison.** Prior to issuance of a building permit to construct the project and implement the approved use, the Project Sponsor shall appoint a community liaison officer to deal with the issues of concern to owners and occupants of nearby properties. The Project Sponsor shall provide the Zoning Administrator with written notice of the name, business address, and telephone number of the community liaison. Should the contact information change, the Zoning Administrator shall be made aware of such change. The community liaison shall report to the Zoning Administrator what issues, if any, are of concern to the community and what issues have not been resolved by the Project Sponsor.

For information about compliance, contact Code Enforcement, Planning Department at 415-575-6863, www.sf-planning.org

11. **Lighting.** All Project lighting shall be directed onto the Project site and immediately surrounding sidewalk area only, and designed and managed so as not to be a nuisance to adjacent residents. Nighttime lighting shall be the minimum necessary to ensure safety, but shall in no case be directed so as to constitute a nuisance to any surrounding property. In no case shall any lighting be installed in the rear yard.

For information about compliance, contact Code Enforcement, Planning Department at 415-575-6863, www.sf-planning.org

12. **Hours of Operation.** The subject establishment is limited to the following hours of operation: 7:00 a.m. to 10:00 p.m. seven days a week. In addition, the subject establishment is limited to the following outdoor activity area hours of operation: 9:00 a.m. to 8:00 p.m. seven days a week.

For information about compliance, contact Code Enforcement, Planning Department at 415-575-6863, www.sf-planning.org

EXHIBIT B

APPLICATION No. 2001.0241C

PLANS DATED: March 15, 2011

DEPARTMENT OF CITY PLANNING

SAN FRANCISCO

PLANNING COMMISSION

MOTION NO. 16327

File No. 2001.0914C
663 Haight Street
Block 0861; Lot 027
Motion No. 16327
Page 1

ADOPTING FINDINGS RELATING TO THE APPROVAL OF A CONDITIONAL USE AUTHORIZATION PURSUANT TO PLANNING CODE SECTION 710.42 TO ALLOW THE ESTABLISHMENT OF A FULL-SERVICE RESTAURANT OF APPROXIMATELY 1,375 SQUARE FEET LOCATED WITHIN A ¼ MILE OF THE UPPER MARKET NEIGHBORHOOD COMMERCIAL DISTRICT, LOT 027 IN ASSESSOR'S BLOCK 0861, IN AN NC-1 (NEIGHBORHOOD COMMERCIAL CLUSTER) DISTRICT AND A 40-X HEIGHT AND BULK DISTRICT.

Preamble

On September 18th, 2001, Roddy Creedon, Architect, for Paul Langley, (hereinafter Applicant) made application (hereinafter Application) for Conditional Use Authorization on the property at 663 Haight Street, Lot 027 in Assessor's Block 0861, in a Neighborhood Commercial Cluster (NC-1) District and a 40-X Height and Bulk District

On January 10, 2002 the San Francisco Planning Commission (hereinafter Commission) conducted a duly noticed public hearing at a regularly scheduled meeting on Conditional Use Application No. 2001.0914C at which time the Commission reviewed and discussed the findings prepared for its review by the staff of the Planning Department of the City and County of San Francisco (hereinafter Department).

The proposed Conditional Use application was determined by the Department to be categorically exempt from the environmental review process pursuant to Title 14 of the California Administrative Code. The Commission has reviewed and concurs with said determination.

The Commission has heard and considered the testimony presented to it at the public hearing and has further considered written materials and oral testimony presented on behalf of the applicant, Department staff, and other interested parties.

Findings

Having reviewed all materials identified in the recitals above, and having heard oral testimony and arguments, this Commission finds, concludes and determines as follows:

1. The above recitals are accurate and also constitute findings of this Commission.
2. The subject site is 663 Haight Street, on the south side, between Pierce and Steiner Streets, Lot 027, in Assessors Block 0861 and is in a Neighborhood Commercial Cluster (NC-1) District and a 40-X Height and Bulk District. The subject site, with a

Housing development in new buildings is encouraged above the second story. Existing upper-story residential units are protected by limitations on demolitions and upper-story conversions.

6. Under the provisions of the **Planning Code Section 303**, the Commission may authorize a Conditional Use after finding that the proposed use will provide a development that is necessary or desirable for and compatible with the neighborhood or the community, that such use will not be detrimental to the health, safety, welfare, convenience or general welfare of persons residing or working in the vicinity, and that such use will not adversely affect the General Plan. The proposed project complies with the criteria of Section 303 of the Code in that:

- (a) The proposed use or feature, at the size and intensity contemplated and at the proposed location, will provide a development that is necessary or desirable for, and compatible with, the neighborhood or the community;

The Project, an approximately 1,375 sq. ft. restaurant, is desirable and compatible with the surrounding NC-1 neighborhood. The adjacent NC-2 District to the east on Haight Street, which is commonly known as the "Lower Haight" has become a popular local commercial street featuring a variety of small-scale retail establishments. A number of eating and drinking establishments are located within a block of the project site. The Project endeavors to foster the neighborhood's continuing positive growth west along Haight Street.

- (b) Such use or feature as proposed will not be detrimental to the health, safety, convenience or general welfare of persons residing or working in the vicinity, or injurious to property, improvements or potential development in the vicinity, with respect to aspects including but not limited to the following:

- (i) The nature of the proposed site, including its size and shape, and the proposed size, shape and arrangement of structures;

The size of the proposed restaurant, at 1,375 square feet, is compatible with this zoning district and this neighborhood.

- (ii) The accessibility and traffic patterns for persons and vehicles, the type and volume of such traffic, and the adequacy of proposed off-street parking and loading;

Because the full service restaurant is "sit-down" and not designed to attract and accommodate high customer volumes or turnover, the Project will not have a significant impact on traffic/transit circulation or parking congestion. Delivery trucks must utilize parking on Haight Street.

General Plan promotes multiple uses in the neighborhood commercial areas with priority given to neighborhood-serving retail and service activity. The following pertinent guidelines, which have been designed for all uses within Neighborhood Commercial Districts, should be used to determine the feasibility of the Project:

- Existing businesses, especially neighborhood-serving retail stores and services should be retained wherever feasible and in conformity with the Planning Code.
- New uses should be consistent with the purpose of the district in which they are located as stated in the Planning Code.
- The use should contribute to a variety of uses in the district and avoid an undesirable concentration of one type of use in a certain location.
- The use should not detract from the livability of the district or adjacent residential areas by causing offensive noise, odors, or light, particularly in the late night or very early morning hours.
- The use should not significantly increase traffic congestion or parking problems.

Guidelines for Specific Uses in Neighborhood Commercial Districts:

The Neighborhood Commerce portion of the Commerce and Industry Element of the General Plan promotes a balanced mix of commercial activities in Neighborhood Commercial Districts. In some districts, where an over concentration of a type of use has developed, special controls or guidelines should be used to evaluate the feasibility of a new use.

Eating and Drinking Establishments

Eating and drinking establishments include bars, sit-down restaurants, fast food restaurants, self-service restaurants, and take-out food. The regulation of eating and drinking establishments should consider the following:

- Balance of retail sales and services;
- Current inventory and composition of eating and drinking establishments;
- Total occupied commercial linear frontage, relative to the total district frontage;
- Uses on surrounding properties;
- Available parking facilities, both existing and proposed;
- Existing traffic and parking congestion; and
- Potential impacts on the surrounding community.

In districts where the proliferation of eating and drinking establishments could generate problems, the following guidelines should be employed in the consideration of new establishments, relocations, changes from one kind of eating and drinking establishment to another (e.g. from self-service restaurant to full-service restaurant), expansion or intensification of existing establishments:

- Establishments should not occupy more than 25% of the total commercially occupied frontage in a district.
- Eating and drinking uses should generally be at least 100 feet apart from each

authorization is granted, Planning Staff will review any proposed alteration to the building façade if and when a building permit application is submitted.

Policy 9: Regulate uses so that traffic impacts and parking problems are minimized.

There is no parking on site (none is required by the Planning Code). The area is well served by several Muni buses along Haight Street, and is within ¼ mile of Market Street, with its numerous additional bus lines, and access to Muni's underground subway system.

The **Residence Element** of the General Plan contains the following relevant Objective and Policies:

OBJECTIVE 12: TO PROVIDE A QUALITY LIVING ENVIRONMENT.

Policy 2: Allow appropriate neighborhood-serving commercial activities in residential areas.

The Project would enhance the quality of life for the residents of the neighborhood by improving an existing use so as to offer restaurant food, while at the same time, through the conditions of approval, lessening the potential for impacts on nearby residences.

7. The Project as proposed is consistent with the relevant priority planning policies set forth in Planning Code Section 101.1. The Project complies with said policies in that:

(a) That the existing neighborhood service retail uses be preserved and enhanced and future opportunities for resident employment in and ownership of such businesses is enhanced.

The restaurant will enhance and preserve the existing neighborhood serving retail uses and will enhance the opportunities for resident employment.

(b) That existing housing and neighborhood character are conserved and protected in order to preserve the cultural and economic diversity of our neighborhoods.

The Project will conserve and protect existing housing and neighborhood character, and will enhance the established cultural and economic diversity of the neighborhood. The second floor is used for housing. Cultural and economic diversity will be enhanced by the project through neighborhood involvement in and interaction with restaurant patrons and patrons of other

DECISION

That based upon the Record, the submissions by the Applicant, the staff of the Department and other interested parties, the oral testimony presented to this Commission at the public hearings, and all other written materials submitted by all parties, the Commission hereby **APPROVES Conditional Use Application No. 2001.0914C** subject to the following conditions attached hereto as Exhibit A which is incorporated heron by reference as though fully set forth.

I hereby certify that the foregoing Motion was ADOPTED by the Planning Commission on January 10, 2002.

Linda Avery
Commission Secretary

AYES: Commissioners Baltimore, Chinchilla, Fay, Joe, Lim, Theoharis
NOES: None
ABSENT: Commissioner Salinas
ADOPTED: January 10, 2002

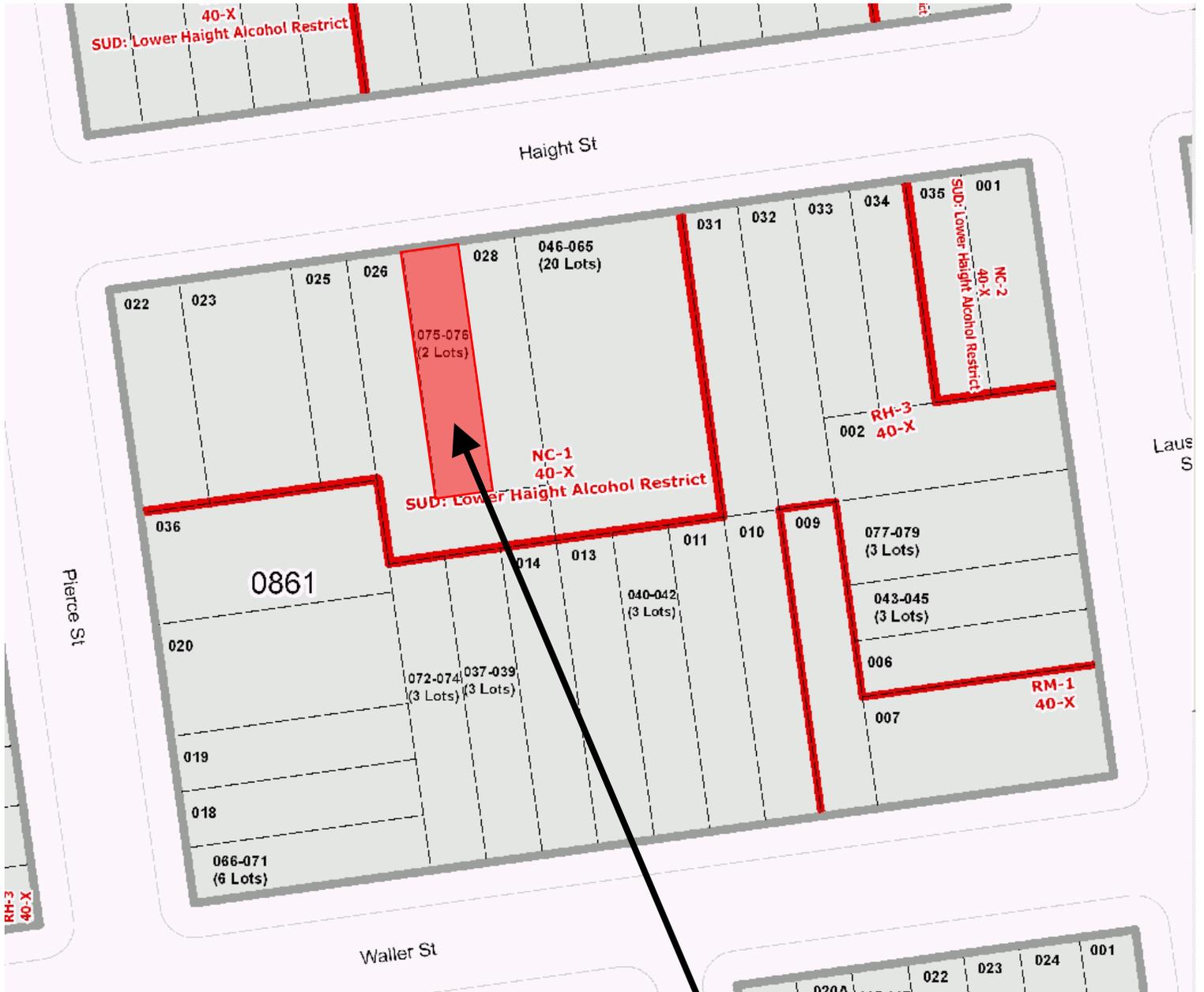
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residents which are not resolved by the Project Sponsor or successors and are subsequently reported to the Zoning Administrator and found to be in violation of the Planning Code and/or the specific Conditions of Approval for the Project, the Zoning Administrator shall report such complaints to the Planning Commission which may thereafter hold a public hearing on the matter in accordance with the hearing notification and conduct procedures as set forth in Section 174, 306.3 and 306.4 of the Code to consider revocation of this Conditional Use authorization.

13. Should the monitoring of the Conditions of Approval contained in Exhibit A of this Motion be required, the Project Sponsor or successor(s) shall pay fees as established in Planning Code Section 351(e)(1).
14. The property owner shall record a copy of these Conditions of Approval with the Office of the Recorder for the City and County of San Francisco for recordation as part of the property records.

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Parcel Map

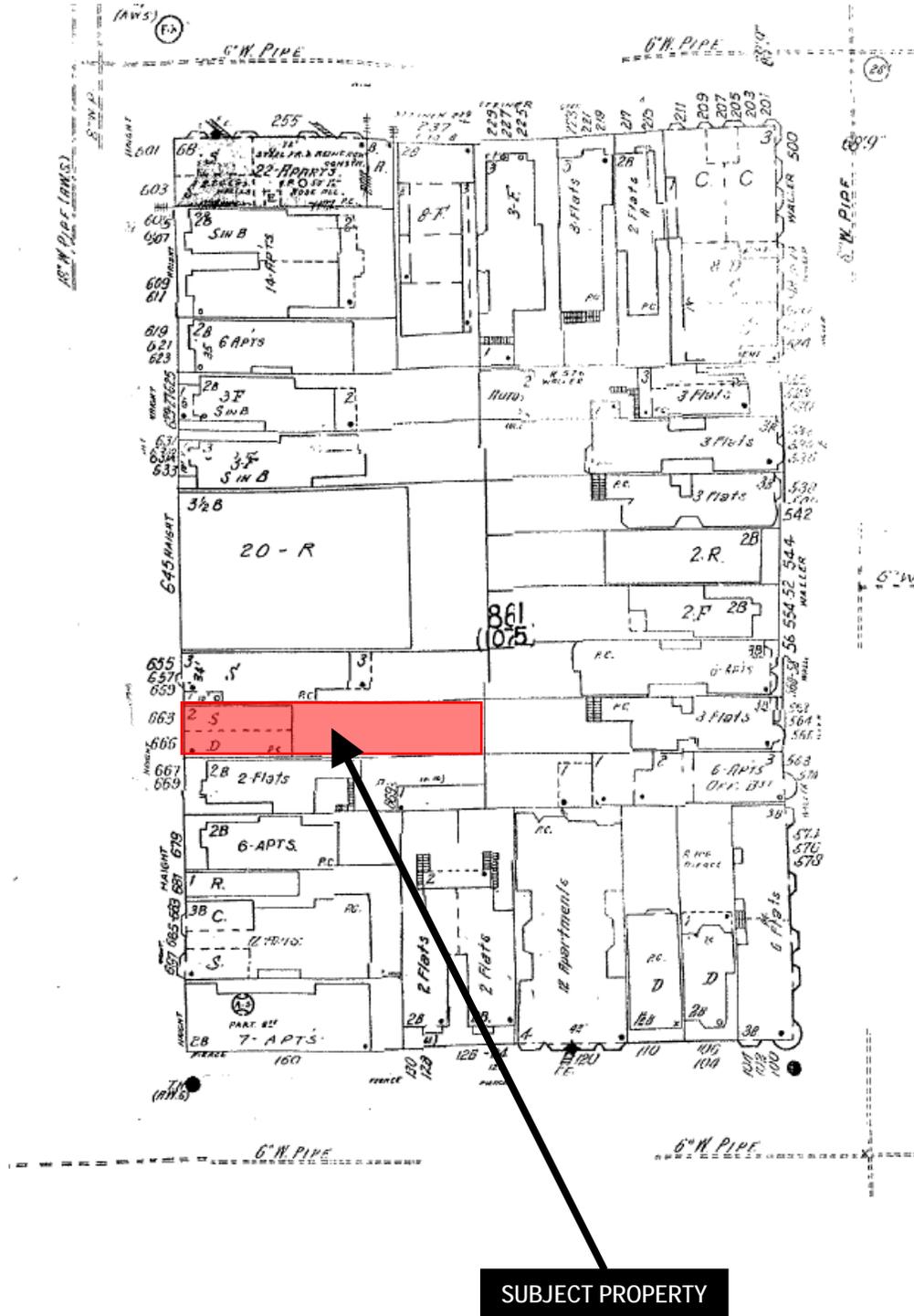


SUBJECT PROPERTY



Conditional Use Hearing
Case Number 2011.0241C
663 Haight Street
Block 0861 Lot 075

Sanborn Map*

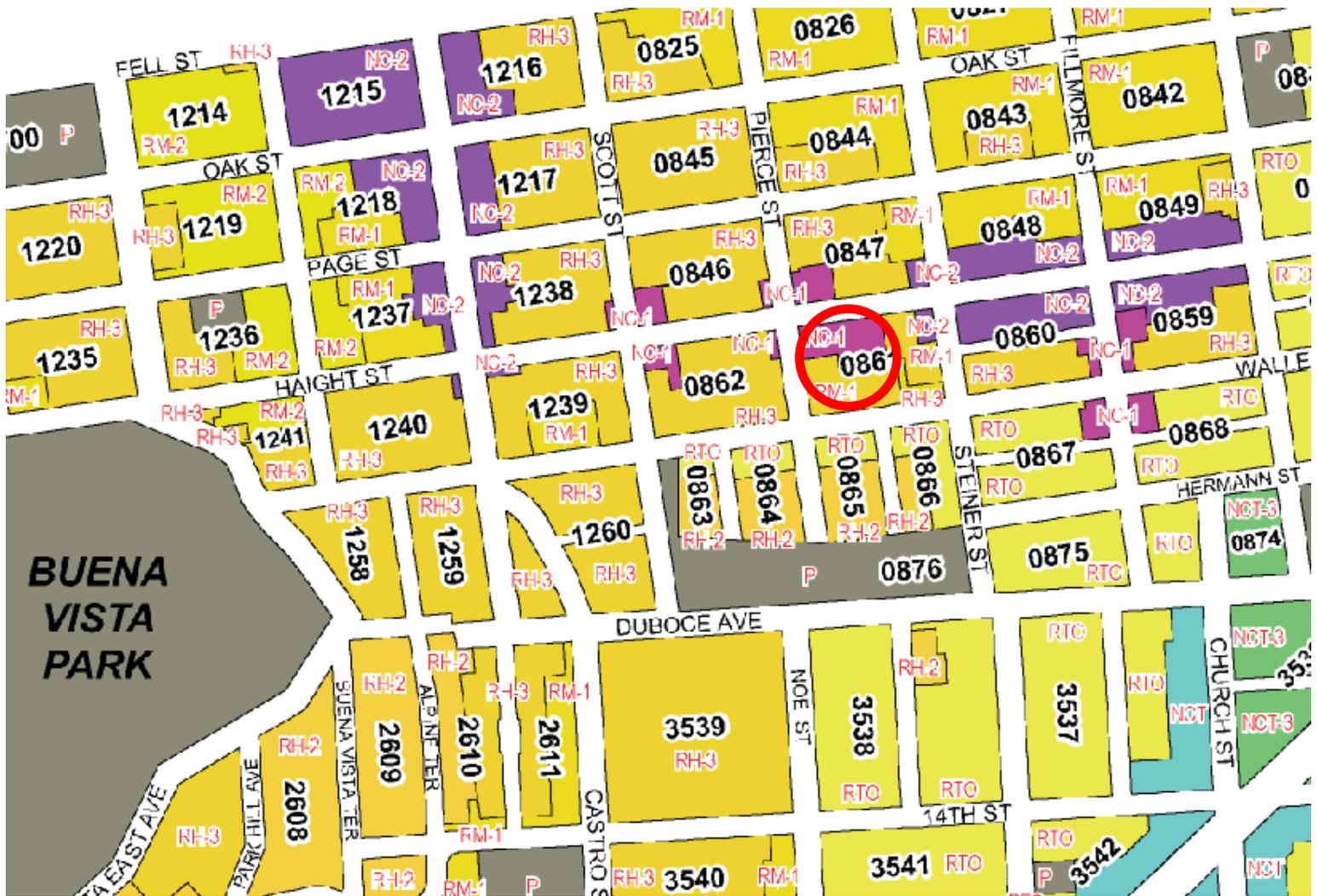


*The Sanborn Maps in San Francisco have not been updated since 1998, and this map may not accurately reflect existing conditions.



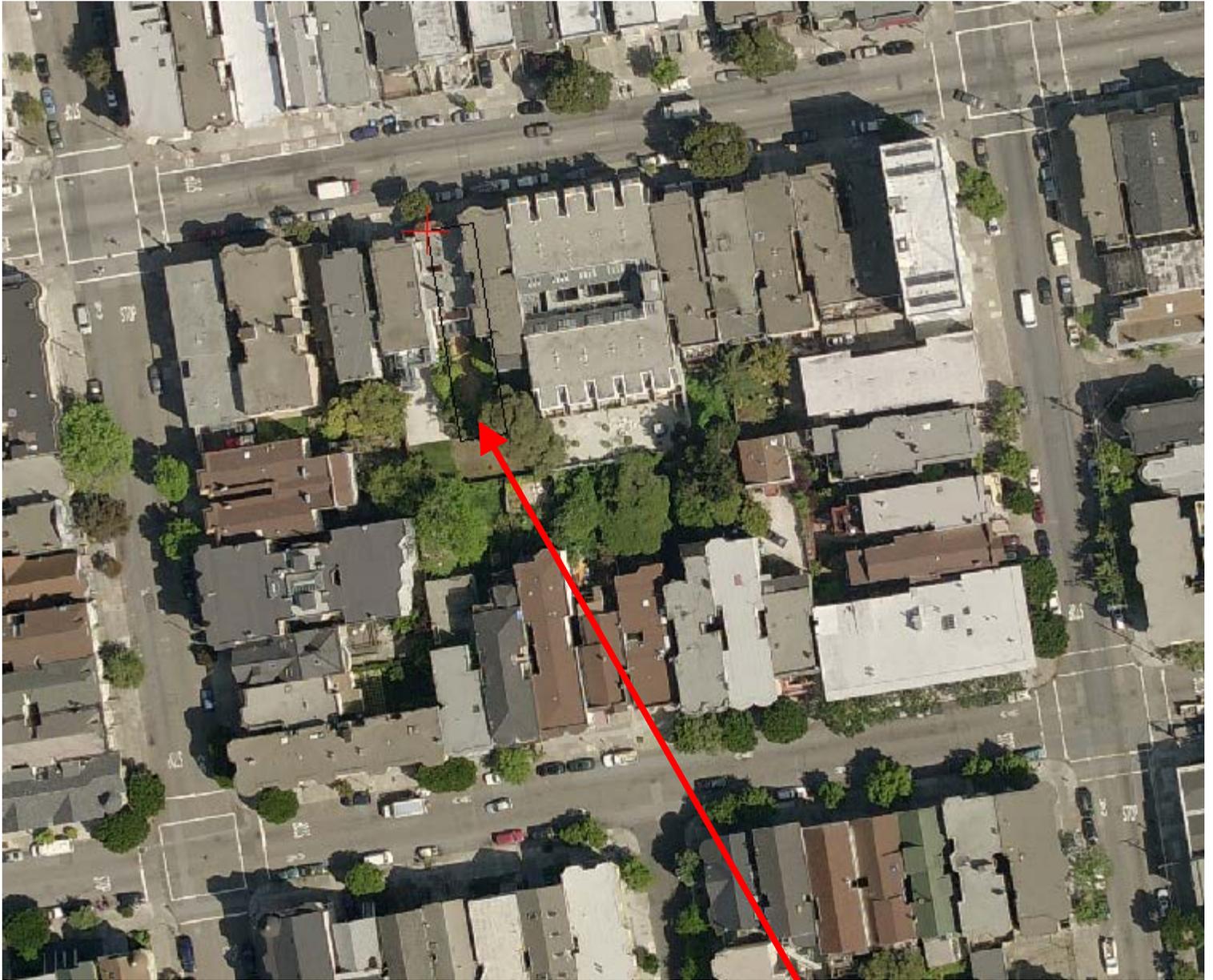
Conditional Use Hearing
Case Number 2011.0241C
663 Haight Street
Block 0861 Lot 075

Zoning Map



Conditional Use Hearing
Case Number 2011.0241C
663 Haight Street
Block 0861 Lot 075

Aerial Photo



SUBJECT PROPERTY



Conditional Use Hearing
Case Number 2011.0241C
663 Haight Street
Block 0861 Lot 075

Site Photo



Rear Yard

Conditional Use Hearing
Case Number 2011.0241C
663 Haight Street
Block 0861 Lot 075

Site Photo



Existing sunroom looking towards Rear Yard

Conditional Use Hearing
Case Number 2011.0241C
663 Haight Street
Block 0861 Lot 075

Site Photo



Rear of existing building

Conditional Use Hearing
Case Number 2011.0241C
663 Haight Street
Block 0861 Lot 075



Gi Paoletti Design Lab
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ABBREVIATIONS

AB	ANCHOR BOLT	ELEC	ELECTRICAL	MFR	MANUFACTURER	SIM	SIMILAR
A/C	AIR CONDITIONING	ELEV	ELEVATOR	MIN	MINIMUM	SK	SINK
ACOUS	ACOUSTICAL	ENCL	ENCLOSURE	MISC	MISCELLANEOUS	SM	SHEET METAL
ADJ	ADJACENT	ENGR	ENGINEER	MLWK	MILLWORK	SPEC	SPECIFICATION
AFF	ABOVE FINISHED FLOOR	EQIP	EQUIPMENT	MLWD	MOUNTED	SPCLR	SPRINKLER
AL	ALUMINUM	EST	ESTIMATE	MTD	MOUNTED	SQ	SQUARE
ALT	ALTERNATE	EXH FN	EXHAUST FAN	MULL	MULLION	SQ FT	SQUARE FOOT
ANDY	ANDORIZED	(E)	EXISTING	NA	NOT APPLICABLE	SQ IN	SQUARE INCH
ASSY	ASSEMBLY	EXT	EXTERIOR	NIC	NOT IN CONTRACT	SQ YD	SQUARE YARD
AV	AUDIO VISUAL	FD	FLOOR DRAIN				
BD	BOARD	FDN	FOUNDATION				
BLOG	BUILDING	FEC	FIRE EXTINGUISHER CABINET				
BLOG STD	BUILDING STANDARD	FEXT	FIRE EXTINGUISHER	NTS	NOT TO SCALE	SST	STAINLESS STEEL
BLKG	BLOCKING	FHC	FIRE HOSE CABINET	OC	ON CENTER	STD	STANDARD
BR	BRASS	FIN	FINISH	OD	OUTSIDE DIMENSION	STL	STEEL
BRZ	BRONZE	FIN FL	FINISH FLOOR	OF	OUTSIDE FACE	STOR	STORAGE
BTU	BRITISH THERMAL UNIT	FLR	FLOOR (ING)	OFF	OFFICE	STRUCT	STRUCTURAL
B.S.	BUILDING STANDARD	FLR SK	FLOOR SINK	OFFNG	OPENING	SUSP	SUSPENDED
		FR	FIRE RATED	OPPP	OPPOSITE	SUSP CLG	SUSPENDED CEILING
CAB	CABINET	FTG	FURNITURE	OPT	OPTIONAL	SYS	SYSTEM
CARP	CARPET	FURN	FURNITURE	PA	PUBLIC ADDRESS	T&G	TONGUE AND GROOVE
CB	CORNER BEAD	GA	GALVANIZED	PB	PANIC BAR	Tc	TOP OF CONCRETE
CEM	CEMENT	GLV	GALVANIZED	PBD	PARTICLE BOARD	TEL	TELEPHONE
CEM PLAS	CEMENT PLASTER	GLU	GLUE	PERP	PERPENDICULAR	TEMP	TEMPERATURE
CER TILE	CERAMIC TILE	GLU LAM	GLUE LAMINATED	PL	PROPERTY LINE	TFA	TO FLOOR ABOVE
CHFR	CHAMFER	GLZ	GLAZING	PLM	PLASTIC LAMINATE	TFB	TO FLOOR BELOW
CI	CAST IRON	GYP BD	GYPSON BOARD	PLA	PLASTER	TFF	TOP OF FINISH FLOOR
CJ	CONSTRUCTION JOINT	HC	HOLLOW CORE	PLB	PLUMBING	THK	THICKNESS
CL	CENTER LINE	HDBD	HARDBOARD	PLM	PLASTER	THRSD	THRESHOLD
CLG	CEILING	HDR	HEADER	PLYWD	PLYWOOD	TK BD	TACK BOARD
CLG HT	CEILING HEIGHT	HDWD	HARDWOOD	PNL	PANEL	TMPD GL	TEMPERED GLASS
CLO	CLOSET	HDWE	HARDWARE	PNT	PAINT	TOT	TOTAL
CLR	CLEAR	HGR	HANGER	POL	POLISHED	TSL	TOP OF SLAB
CMU	CONCRETE MASONRY UNIT			FR	PAIR	TYP	TYPICAL
CNTR	COUNTER	HM	HOLLOW METAL	PREFAB	PREFABRICATED	UNIF	UNFINISHED
COL	COLUMN	HO	HOLD-OPEN	PREFIN	PREFINISHED	UON	UNLESS OTHERWISE NOTED
CONC	CONCRETE	HORIZ	HORIZONTAL	PRELJM	PRELIMINARY	UR	URINAL
CONF	CONFERENCE	HR	HOUR	PTR	PAPER TOWEL RECEPTACLE	UTL	UTILITY
CONN	CONNECTION	HT	HEIGHT	PWR	POWER	J.L.	JOURNAL
CONSTR	CONSTRUCTION	HW	HOT WATER	QTY	QUANTITY	QTY	QUANTITY
CONT	CONTINUOUS (ATION)	HWH	HOT WATER HEATER	QUAL	QUALITY	VCT	VINYL COMPOSITION TILE
COORD	COORDINATE	ID	INSIDE DIAMETER	R	RISER	VERT	VERTICAL
CORR	CORRIDOR	IF	INSIDE FACE	RA	RETURN AIR	VEST	VESTIBULE
CSK	COUNTERSUNK	INCAND	INCANDESCENT	RAD	RADIUS	VIF	VERIFY IN FIELD
CW	COLD WATER	INSTL	INSTALLATION	RBR	RUBBER	VIN	VINYL
DBL GLZ	DOUBLE GLAZING	INSUL	INSULATION	RC	REINFORCED CONCRETE	VNR	VENEER
DED CIR	DEDICATED CIRCUIT	INTR	INTERIOR	RD	ROOF DRAIN	W/	WITH
DEMO	DEMOLITION	JAN	JANITOR	REC	RECESSED	W/O	WITHOUT
DET	DETAIL	JB	JUNCTION BOX	RECP	RECEPTACLE	W/W	WALL TO WALL
DF	DRINKING FOUNTAIN	KPL	KICK PLATE	REF	REFERENCE	WC	WATER CLOSET
DH	DOUBLE HUNG	LAV	LAVATORY	REIN	REINFORCED (D) (ING) (MENT)	WD	WOOD
DM	DIMENSION	LTG	LIGHTING	RM	ROOM	WDW	WINDOW
DW	DISHWASHER	MAN	MANUAL	RND	ROUND	WGL	WIRE GLASS
DWG	DRAWING	MATL	MATERIAL	RO	ROUGH OPENING	WH	WALL HUNG
DWR	DRAWER	MAX	MAXIMUM	RWL	RAIN WATER LEADER	WHSE	WAREHOUSE
EL	ELEVATION	MECH	MECHANICAL	SD	STORM DRAIN	WHTR	WATER HEATER
		MET	METAL	SECT	SECTION	WR	WATER RESISTANT
		MEZZ	MEZZANINE	SHT	SHEET (ING)	WSCOT	WAINSCOT
				SHT	SHEATHING	WT	WEIGHT
				SHV	SHELVES (ING)	WTR	WATER
						WTRPRF	WATERPROOF

GENERAL NOTES

- ALL MATERIALS, LABOR, INSTALLATION, FABRICATION, ETC. SHALL CONFORM TO ALL LOCAL CODES, REGULATIONS AND TITLE 24 C.A.C. INCLUDING THOSE ABSTRACTS DEALING WITH ENERGY AND HANDICAPPED ACCESS REQUIREMENTS.
- EXAMINATION OF THE SITE AND PORTIONS THEREOF WHICH WILL AFFECT THIS WORK SHALL BE MADE IMMEDIATELY BY THE GENERAL CONTRACTOR, WHO SHALL COMPARE IT WITH THE DRAWINGS AND SATISFY HIMSELF AS TO CONDITIONS UNDER WHICH WORK IS TO BE PERFORMED. HE SHALL AT SUCH TIME ASCERTAIN AND CHECK LOCATIONS OF THE EXISTING STRUCTURES AND EQUIPMENT WHICH MAY AFFECT HIS WORK.
- THE CONTRACTOR SHALL PROTECT AREA AND NEW OR EXISTING MATERIALS AND FINISHES FROM DAMAGE, WHICH MAY OCCUR FROM CONSTRUCTION, DEMOLITION, DUST, WATER, ETC., AND SHALL PROVIDE AND MAINTAIN TEMPORARY BARRICADES, CLOSURE WALLS, ETC., AS REQUIRED, TO PROTECT THE PUBLIC/ADJACENT WORK AREAS DURING THE PERIOD OF CONSTRUCTION. DAMAGE TO NEW AND EXISTING MATERIALS, FINISHES, STRUCTURES, AND ANY EQUIPMENT SHALL BE REPAIRED OR REPLACED TO THE SATISFACTION OF THE OWNER, AT THE EXPENSE OF THE GENERAL CONTRACTOR. REFER TO THE OWNERS WRITTEN BUILDING INSTRUCTION FOR SPECIFIC INFORMATION RELATING TO USE OF PREMISES AND OPERATIONS.
- MATERIALS ARE SPECIFIED BY THEIR BRAND NAMES TO ESTABLISH STANDARDS OF QUALITY AND PERFORMANCE. ANY REQUEST FOR SUBSTITUTION SHALL BE SUBMITTED TO DESIGN PROFESSIONAL FOR REVIEW FOR EQUAL QUALITY AND PERFORMANCE AND SHALL NOT BE PURCHASED OR INSTALLED WITHOUT THEIR WRITTEN APPROVAL.
- ALL DIMENSIONS ON CONSTRUCTION DRAWINGS ARE FROM FACE OF FINISH, (U.O.N.). CONTRACTOR SHALL NOT SCALE DRAWINGS. ALL DIMENSIONS ON DRAWINGS TAKE PRECEDENCE OVER SCALE. AND DISCREPANCIES FOUND WITHIN THE DRAWINGS SHALL BE BROUGHT TO THE ARCHITECT'S ATTENTION PRIOR TO START OF CONSTRUCTION.
- ALL CONSTRUCTION DOCUMENTS ARE COMPLEMENTARY, AND WHAT IS CALLED FOR BY ANY WILL BE AS BINDING AS IF CALLED FOR BY ALL. ANY WORK SHOWN OR REFERRED TO ON ANY CONSTRUCTION DOCUMENT SHALL BE PROVIDED AS THOUGH ON ALL RELATED DOCUMENTS. THE CONSTRUCTION DOCUMENTS ARE PROVIDED TO ILLUSTRATE THE DESIGN AND GENERAL TYPE OF CONSTRUCTION, MATERIAL AND WORKMANSHIP THROUGHOUT. THE GENERAL CONTRACTOR IN ASSUMING RESPONSIBILITY FOR THE WORK INDICATED, SHALL COMPLY WITH THE SPIRIT AS WELL AS THE LETTER IN WHICH THEY WERE WRITTEN.
- ALL WORK LISTED, SHOWN, OR IMPLIED ON ANY CONSTRUCTION DOCUMENTS SHALL BE SUPPLIED AND INSTALLED BY THE GENERAL CONTRACTOR, EXCEPT WHERE NOTED OTHERWISE. THE GENERAL CONTRACTOR SHALL CLOSELY COORDINATE HIS WORK WITH THAT OF OTHER CONTRACTORS OR VENDORS TO ASSURE THAT ALL SCHEDULES ARE MET AND THAT ALL WORK IS DONE IN CONFORMANCE TO MANUFACTURER'S REQUIREMENTS.
- THE USE OF THE WORD "PROVIDED" IN CONNECTION WITH ANY ITEM SPECIFIED IS INTENDED TO MEAN THAT SUCH SHALL BE FURNISHED, INSTALLED AND CONNECTED, WHERE SO REQUIRED, EXCEPT AS NOTED OTHERWISE.
- THE CONTRACTOR SHALL MAINTAIN A CURRENT AND COMPLETE SET OF CONSTRUCTION DOCUMENTS ON THE JOB SITE DURING ALL PHASES OF CONSTRUCTION FOR USE OF ALL TRADES AND SHALL PROVIDE ALL SUBCONTRACTORS WITH CURRENT CONSTRUCTION DOCUMENTS, AS REQUIRED.
- ALL SUBCONTRACTORS ARE TO SUBMIT REPRODUCIBLE AS-BUILT DRAWINGS TO THE ARCHITECT AT THE CLOSE-OUT OF THE PROJECT.
- THE CONTRACTOR SHALL REMOVE ALL RUBBISH AND WASTE MATERIALS ON A REGULAR BASIS, AND SHALL EXERCISE STRICT CONTROL OVER JOB CLEANING TO PREVENT ANY DIRT, DEBRIS OR DUST FROM AFFECTING, IN ANY WAY, FINISHED AREAS IN OR OUTSIDE JOB SITE. THE BUILDING REFUSE FACILITIES SHALL NOT BE USED FOR THIS PURPOSE. SEE NOTE 3 ABOVE.
- THE CONTRACTOR SHALL LEAVE PREMISES AND ALL AFFECTED AREAS CLEAN AND IN AN ORDERLY MANNER READY FOR MOVE IN. THIS IS TO INCLUDE CLEANING OF ALL GLASS (INCLUDING INSIDE OF EXTERIOR GLASS) AND FRAMES.
- CONTRACTOR SHALL COORDINATE ALL WORK WITH MECHANICAL, ELECTRICAL, PLUMBING AND OTHER SUBTRADES, AND REPORT TO DESIGN PROFESSIONAL ANY DISCREPANCIES FOR CORRECTION OR ADJUSTMENT. NO ALLOWANCE WILL BE MADE FOR INCREASED COSTS INCURRED DUE TO LACK OF PROPER COORDINATION.
- THE CONTRACTOR, OR SUBCONTRACTORS, SHALL SECURE AND PAY FOR ALL PERMITS, GOVERNMENTAL FEES AND LICENSES REQUIRED FOR PROPER COMPLETION OF THE WORK. THE CONTRACTOR SHALL REQUEST ALL INSPECTIONS REQUIRED BY LOCAL GOVERNMENTAL AGENCIES AND COORDINATE HIS WORK WITH SUCH.
- HVAC, ELECTRICAL, PLUMBING AND FIRE SPRINKLER ENGINEERING SHALL BE DESIGN/BUILD. THE RESPONSIBLE SUBCONTRACTOR SHALL PREPARE DRAWINGS AND SPECIFICATIONS FOR SUBMITTAL TO THE CITY OF SAN FRANCISCO FOR REVIEW AND APPROVAL, AND TO THE DESIGN PROFESSIONAL FOR REVIEW. THESE PLANS SHALL BE IN COMPLIANCE WITH CURRENT GOVERNING CODES INCLUDING CALIFORNIA TITLE 24 FOR ENERGY CONSERVATION AND ACCESSIBILITY.
- THE GENERAL CONDITIONS OF THE CONTRACT IS THE AMERICAN INSTITUTE OF ARCHITECT'S AIA DOCUMENTS A201, "GENERAL CONDITIONS OF THE CONTRACT FOR CONSTRUCTION," 1997 EDITION, 14 ARTICLES, 44 PAGES, WHICH IS MADE PART OF THE CONTRACT DOCUMENTS WITH THE SAME FORCE AND EFFECT AS THOUGH SET FORTH IN FULL AND SHALL APPLY TO ALL PORTIONS OF THE WORK.
- THE GENERAL CONTRACTOR SHALL BE RESPONSIBLE FOR MEETING THE PROJECT SCHEDULE. THE CONTRACTOR SHALL, PRIOR TO STARTING THE PROJECT, VERIFY ALL LONG LEAD TIME ITEMS AND ESTABLISH A SCHEDULE FOR EACH SUBCONTRACTORS WORK. THE CONTRACTOR SHALL BE RESPONSIBLE FOR MONITORING THE PROGRESS OF THE WORK AND INFORMING THE DESIGN PROFESSIONAL AND OWNER IMMEDIATELY OF ANY POTENTIAL DELAYS.
- THE GENERAL CONTRACTOR SHALL SUBMIT ONE (1) COPY OF ALL MANUFACTURER'S WARRANTIES AND OPERATIONS / MAINTENANCE INSTRUCTIONS TO OWNER.
- CONTRACTOR SHALL BE RESPONSIBLE TO SUBMIT SAMPLES TO DESIGN PROFESSIONAL FOR REVIEW OF THE FOLLOWING ITEMS PRIOR TO PURCHASE.
 - ALL FINISHES (INCLUDING PAINT, BASE, CARPETING, LAMINATES, MILLWORK FINISHES, ETC.)
- CONTRACTOR SHALL SUBMIT MANUFACTURER'S LITERATURE TO DESIGN PROFESSIONAL FOR REVIEW, INCLUDING APPLIANCES, LIGHT FIXTURES AND EXIT LIGHTS.
- CONTRACTOR SHALL SUBMIT SHOP DRAWINGS TO DESIGN PROFESSIONAL FOR REVIEW OF THE FOLLOWING ITEMS:
 - HVAC GRILL / THERMOSTAT LOCATIONS.
 - EMERGENCY LIGHT LOCATIONS / SPEAKER LOCATIONS.
 - DOOR HARDWARE SCHEDULE
 - MILLWORK
- ALL WORK INDICATED TO BE PROVIDED SHALL BE NEW UNLESS SPECIFICALLY NOTED OTHERWISE.

SYMBOLS / LEGEND

REFERENCE SYMBOLS

CONTROL POINTS

DETAIL

SECTION

INTERIOR ELEVATION

REVISION

AREA IDENTIFICATION

GRID LINE

WORK POINTS

MATCH LINE -- SHADED PORTION IS THE SIDE CONSIDERED

WORK POINT, CONTROL POINT, DATUM POINT OR FINISHED FLOOR

ALIGN ADJACENT SURFACES

CLOUDED AROUND EXTENT OF REVISION

SEE REVISION NUMBER AND DATE ON TITLE BLOCK

OFFICE

ROOM NAME

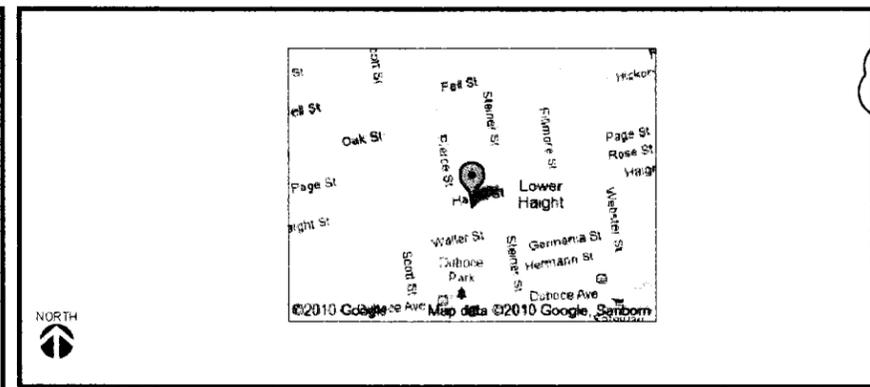
ROOM NUMBER

DOOR MARK, SEE DOOR SCHEDULE, SHEET D-1

PROJECT DIRECTORY

COMPANY	CONTACT	PHONE/FAX
CLIENT Katz 663 Haight Street San Francisco, Ca. 94107	Michael Katz	415/405-6702
DESIGN PROFESSIONAL Gi Paoletti Design Lab 1895 Jefferson Street, Ste.201 San Francisco, CA 94123	Gi Paoletti	415/999-1506

LOCATION MAP



DRAWING INDEX

ARCHITECTURAL	DATE
1 FOR CONDITIONAL USE	MARCH 15, 2011
2 FOR PLANNING REQUIREMENTS	APRIL 14, 2011
A-0	COVERSHEET
A-0.1	PATH OF TRAVEL/SITE PLAN
A-1	FLOOR PLAN/ELEVATIONS
D-1	SIDE ELEVATIONS
	300 SQUARE FOOT RADIUS MAP

CODE INFORMATION

BUILDING CODE:	2011 CALIFORNIA BUILDING CODE (CALIFORNIA AMENDMENT TO THE 2010 INTERNATIONAL BUILDING CODE)
	2011 CALIFORNIA FIRE CODE (CALIFORNIA AMENDMENT TO 2010 INTERNATIONAL FIRE CODE)
	2011 CALIFORNIA MECHANICAL CODE (CALIFORNIA AMENDMENTS TO 2010 UNIFORM MECHANICAL CODE)
	2011 CALIFORNIA PLUMBING CODE (CALIFORNIA AMENDMENTS TO 2010 UNIFORM PLUMBING CODE)
	2011 CALIFORNIA ELECTRIC CODE (CALIFORNIA AMENDMENTS TO 2010 NATIONAL ELECTRIC CODE)
OCCUPANCY GROUP:	B/R-3
USE:	RESTAURANT 05-FOOD/BEVERAGE HANDLING
CONSTRUCTION TYPE:	TYPE V, NON-RATED
PROJECT SQ. FT.	1,140 S.F. TENANT SPACE 2,800 S.F. LOT SIZE
BLOCK/LOT #	0861/027
NUMBER OF STORIES:	02

SCOPE OF WORK

THIS DRAWING SET IS SUPPLEMENTAL INFORMATION FOR THE CONDITIONAL USE AUTHORIZATION PROPOSING THE USE OF THE EXISTING REAR GARDEN AS PART OF THE EXISTING RESTAURANT. NO WORK BEING PERFORMED.

ISSUE	DATE
1 FOR CONDITIONAL USE	MARCH 15, 2011
2 FOR PLANNING REQUIREMENTS	APRIL 14, 2011

APPROVED	GLP	REVIEWED	GLP
Drawn	GLP	Reviewed	GLP
Project No.	1010	Scale	NTS
Issue Date	11/18/10		

COVERSHEET

A.0



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KATZ
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SAN FRANCISCO, CA.

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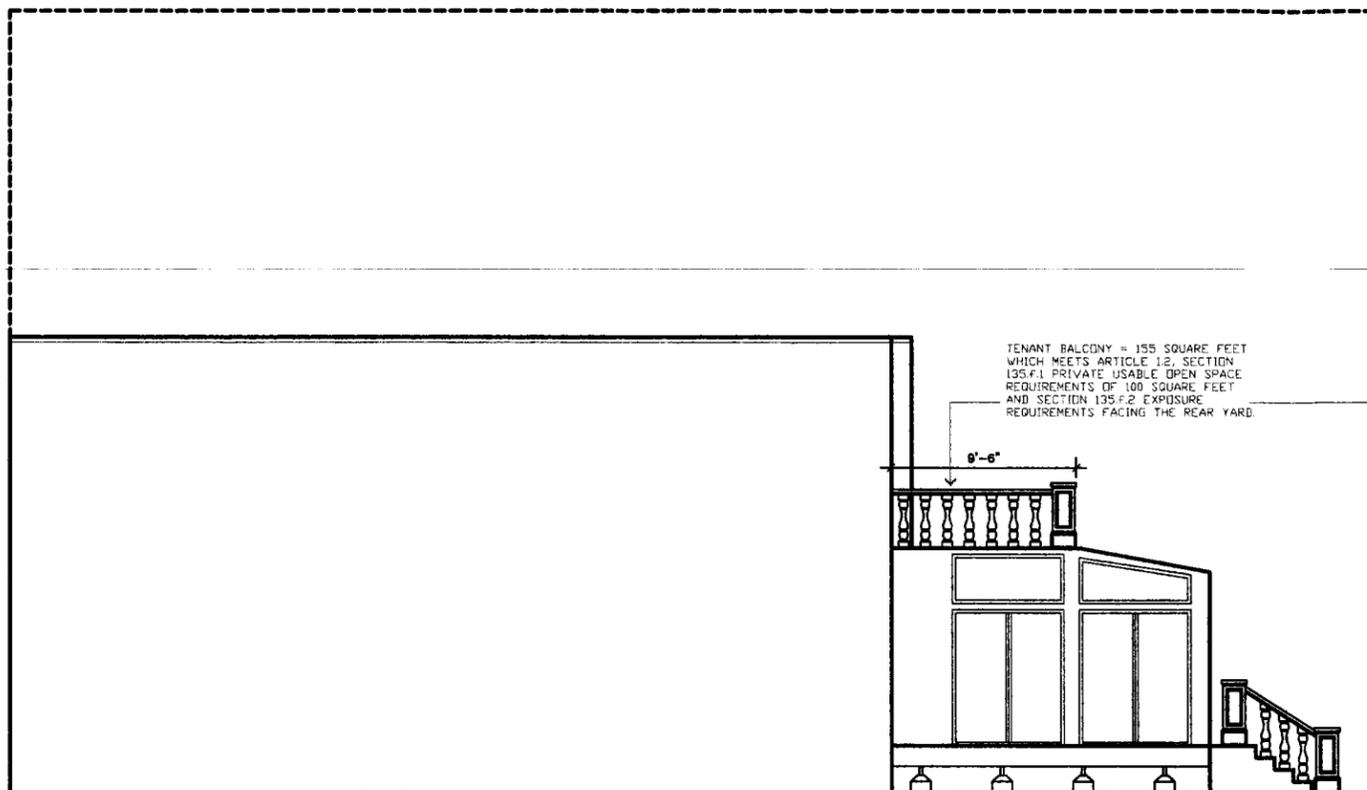
ISSUE	DATE
1 FOR CONDITIONAL USE	MARCH 15, 2011

FOR REFERENCE ONLY

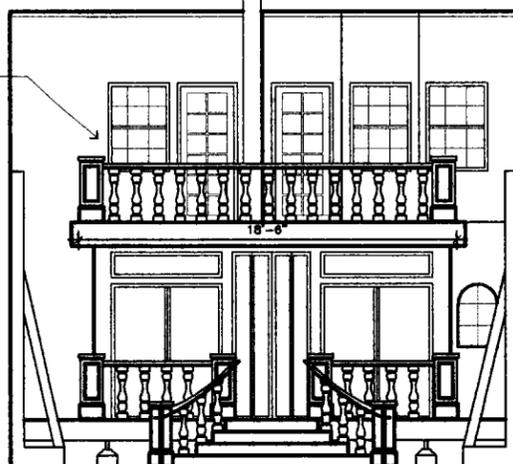
Approved	GLP	Reviewed	GLP
Drawn	GLP		
Project No.	1010		
Scale	1/4" = 1'-0"	Issue Date	11/18/10

PLANS

A-1



3 SIDE.ELEVATION



2 REAR.ELEVATION

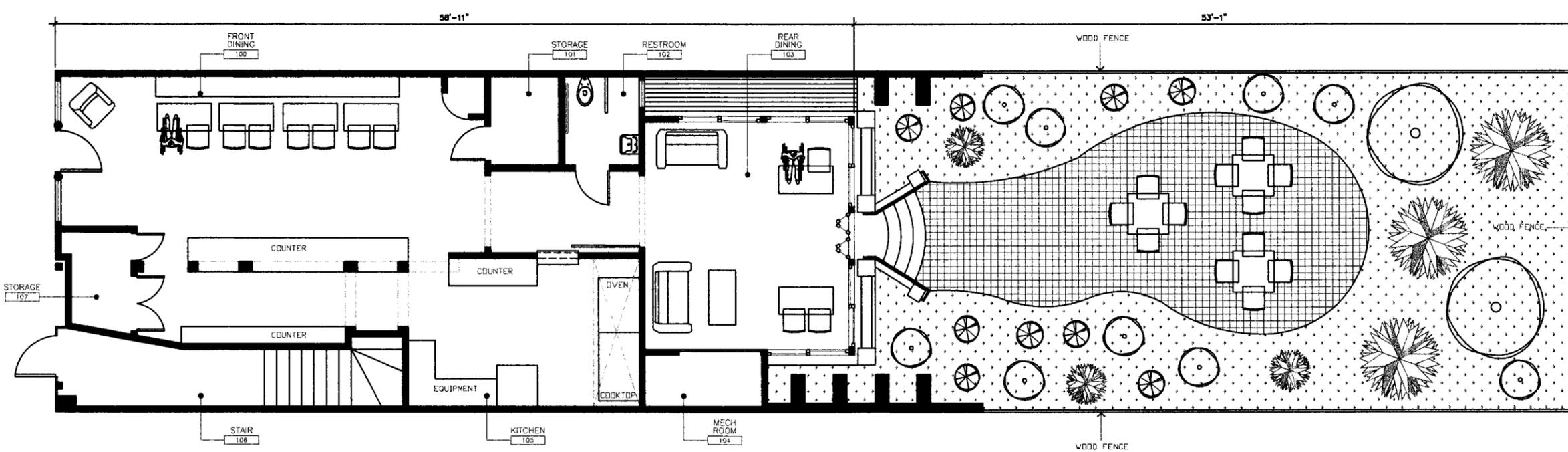


1 FRONT.FACADE

1/4"=1'-0"

1/4"=1'-0"

N.T.S.



4 GROUND.FLOOR.PLAN

1/4"=1'-0"



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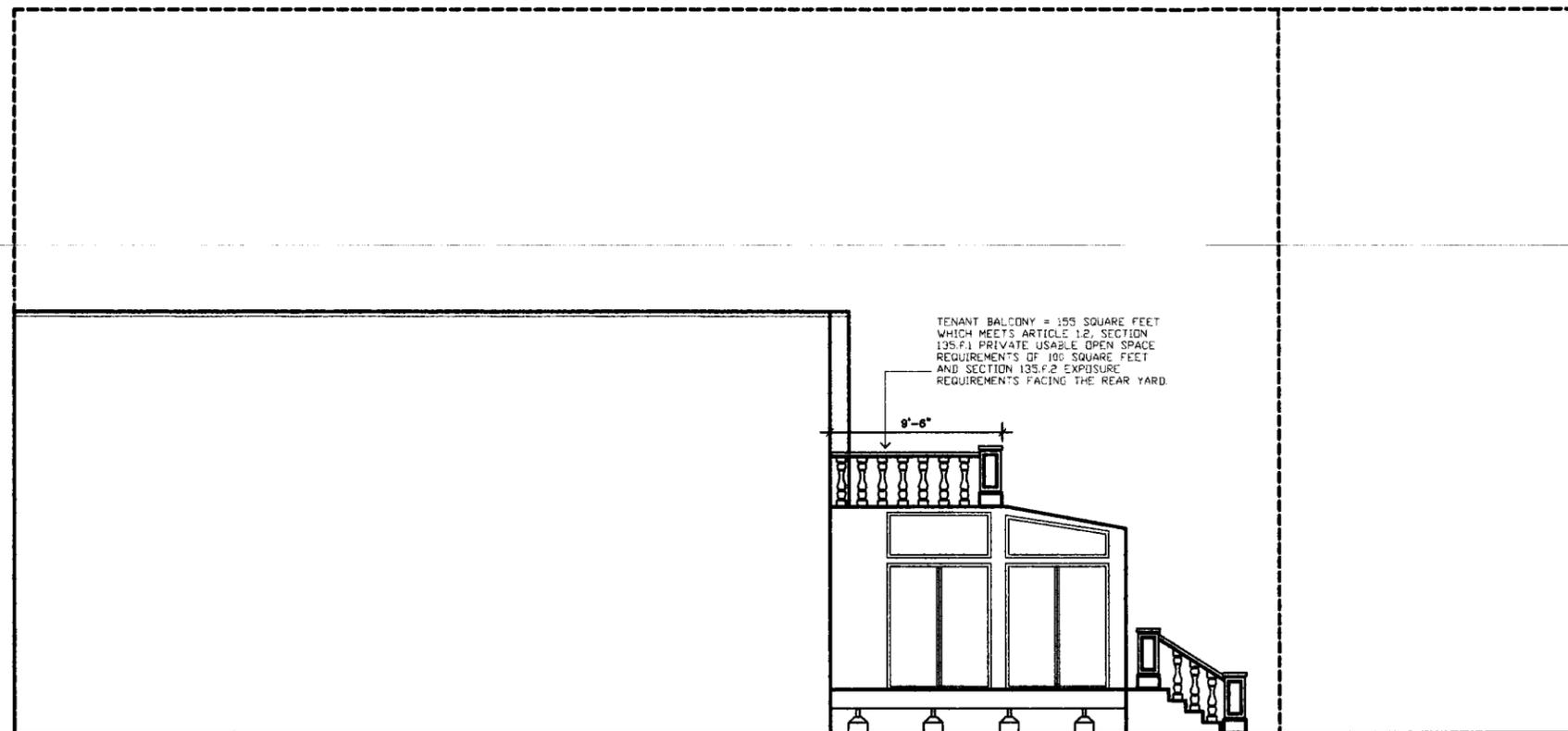
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ISSUE	DATE
1 FOR CONDITIONAL USE	MARCH 15, 2011
2 FOR PLANNING REQUIREMENTS	APRIL 14, 2011

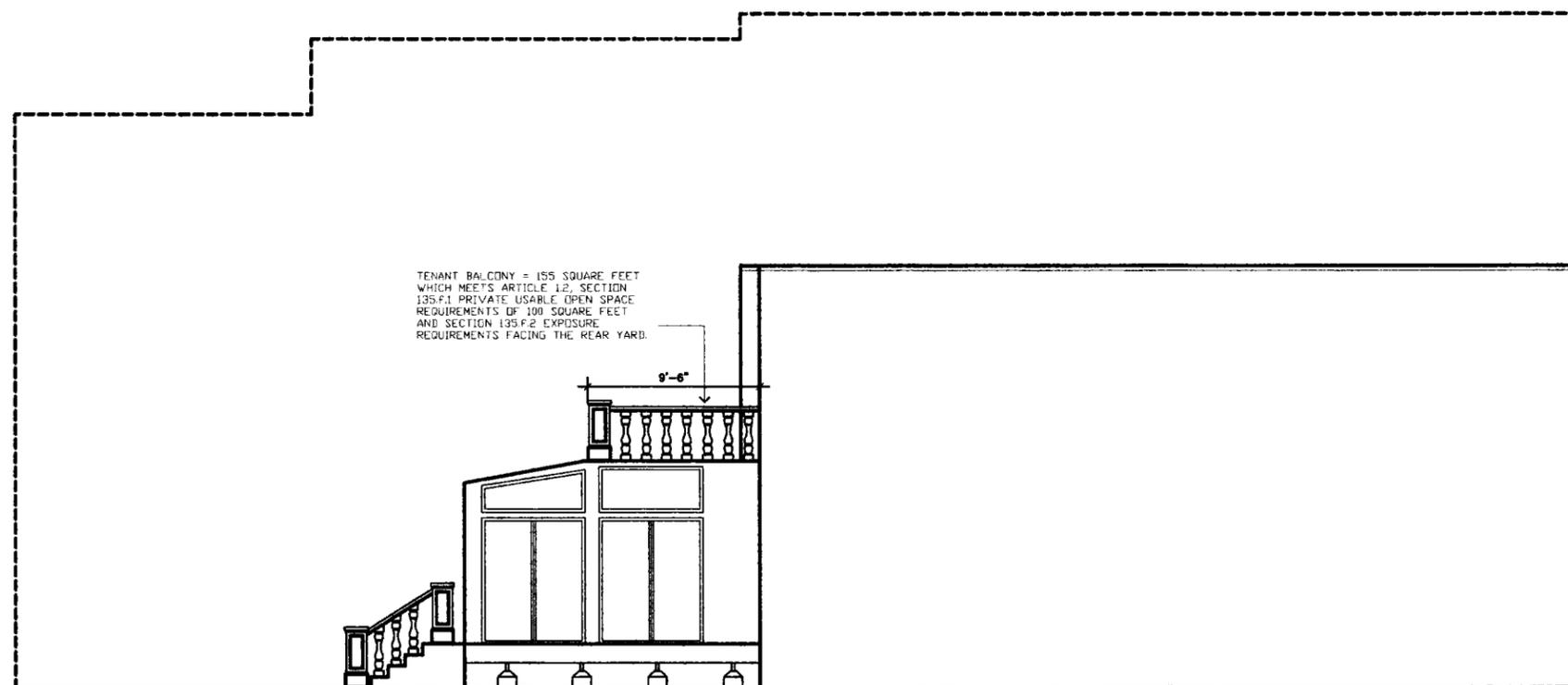
FOR REFERENCE ONLY

Approved	GLP	Reviewed	GLP
Drawn	GLP	Issue Date	11/18/10
Project No.	1010		
Scale	1/4" = 1'-0"		



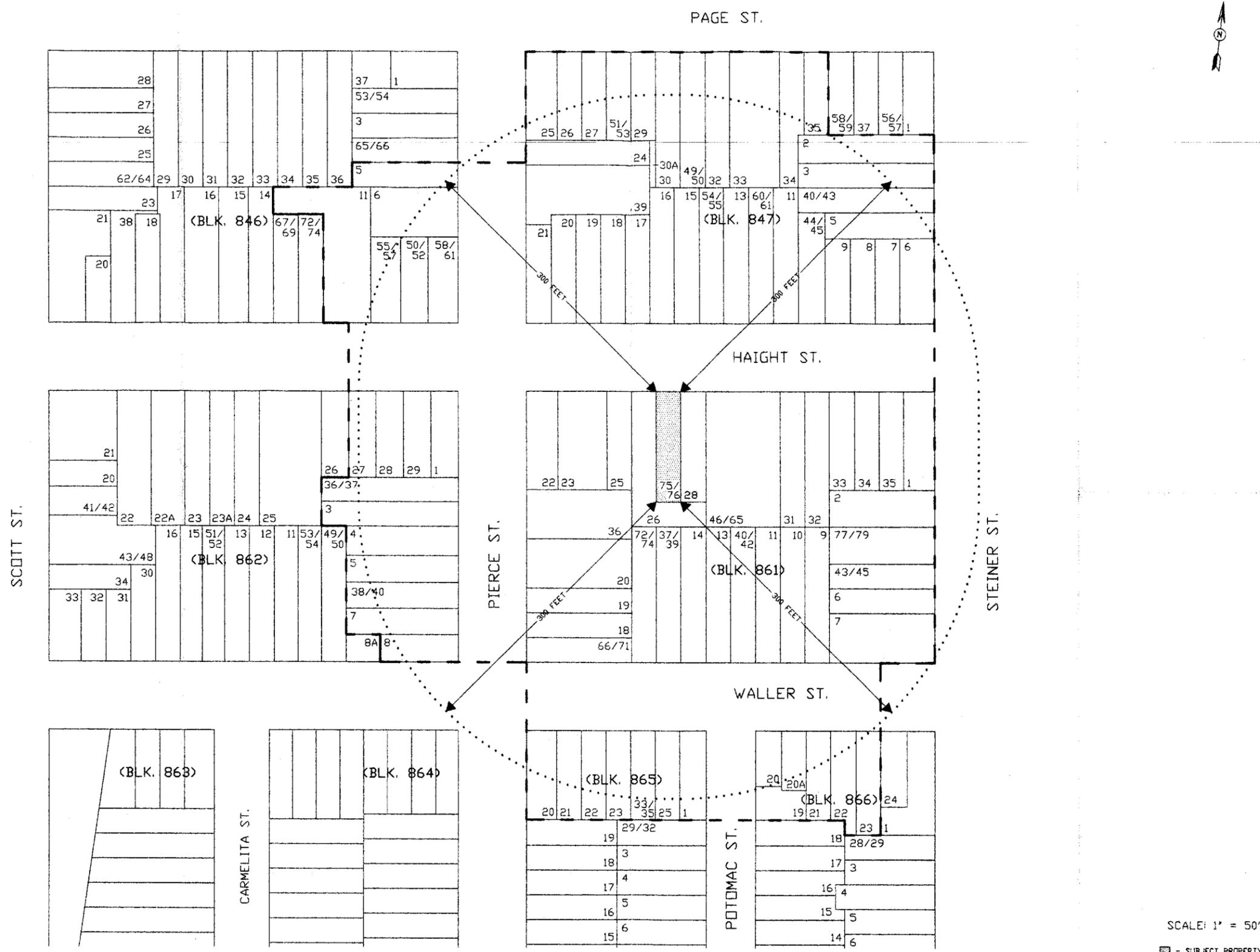
1 NORTH SIDE ELEVATION

1/4" = 1'-0"



2 SOUTH SIDE ELEVATION

1/4" = 1'-0"



PROJECT ADDRESS: 665 HAIGHT ST.
 APN: 0861 075
 APPLICATION: CONDITIONAL USE
 DATE: 04/07/2010

NOTIFICATION SF
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 KDEA@NOTIFICATIONSF.COM
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